

## New District Project Summary

**Project Summary:** Over the past few years demand for new, ground-oriented housing in the inner-city has grown. This was not anticipated by the current Land Use Bylaw which was created 14 years ago. Accommodating these housing types through a standard district is difficult due to regulatory technicalities. This has led to a rise in the number of Direct Control applications that aim to mix semi-detached homes, rowhouses, townhouses, at-grade flats, and basement suites.

The R-CG district was designed to accommodate rowhouses, cottage housing, and a mix of housing types that are compatible in low-density residential areas. The R-CG district has successfully enabled rowhouses on many corner parcels in established area communities. However, mid-block housing forms are running into regulatory issues. These forms are not adequately accommodated in any standard land use districts and have therefore been regulated and enabled via Direct Control districts.

**Problem identification:** The project team has reviewed previous Direct Control applications to understand the regulatory barriers to these development forms. The project team has identified specific rules and issues that are important for community appropriateness and evaluated elements which determine the quality of developments at this scale. Current regulatory barriers limit how units can be arranged on the parcel and unclear parking requirements with complex criteria for their relaxation. Additional concerns exist around waste and recycling storage.

**Project Goals:** The goals of these improvements are to provide zoning consistency through a standard district and clarify complex rules within existing districts.

**Proposed Solutions:** With clear direction from Council to fix these issues as quickly as possible, the project team has identified the following proposed amendments to the Land Use Bylaw:

1. A **New Land Use District** will regulate applications for more than 4 units. This new district will only be applied to a parcel after an application has been approved by Council. This new district would be limited to areas close to transit, Main Streets and Activity Centres, and to areas where a new, completed Local Area Plan would support it.
2. **Improvements to the existing R-CG District** would allow for greater flexibility in how units are arranged on a parcel. These changes regulate “missing middle” applications of 4 units or less. The maximum density, maximum height, and maximum parcel coverage of R-CG will not be changed. Most R-CG parcels are located around Main Streets and LRT stations in Bowness, Montgomery, Banff Trail, Capitol Hill, Rosscarrock, and Forest Lawn.
3. There are large differences in how the Subdivision and Development Appeals Board interprets parking rules, and how the Planning department applies them to applications. This confusion makes development much riskier. In response, developers are creating Direct Control applications with clearer parking rules. To fix this, we’re proposing to **simplify and clarify parking requirements** in our multi-residential districts, and to allow for more flexibility for how space is used on an individual parcel. This will make parking requirements more consistent across all multi-residential land use districts in the City.

## Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2022 April 12	CPC2022-0256	<p><a href="#">Motion Arising with respect to Report CPC2022-0256</a></p> <p>On 2022 April 12, Council directed Administration to minimize the number of Direct Control (DC) districts proposed for planning applications where R-CG does not fully serve the needs of the applicant and the community by bringing an amendment to the Land Use Bylaw to create a new land use district that addresses the shortcomings of the R-CG district in creating “the missing middle”, reporting back to Council through the Infrastructure and Planning Committee no later than end of Q3 2022.</p>
9/13/2021	CPC2021-1183	<p><a href="#">Motion Arising with respect to Report CPC2021-1183</a></p> <p>On 2021 September 13 Council directed Administration to prioritize and undertake a sustainment review of Land Use Bylaw 1P2007 pertaining to Residential – Grade-Oriented Infill (R-CG) District. The scope of review should consider possible recommendations of refined or new rules to allow for: grade-oriented, low density multi-unit residential development in a variety of forms and unit configurations on mid-block and corner parcels; development forms with an orientation of dwelling units around a central courtyard; and specific motor vehicle parking requirements for secondary suites and backyard suites. And further, Administration be directed to report back through the successor committee of the Standing Policy Committee on Planning and Urban Development with a timeline for this work in Q1 2022 as part of the 2022 Planning Department Workplan.</p>
7/29/2019	CPC2019-0759	<p><a href="#">Motion Arising with respect to Report CPC2021-1183</a></p> <p>On 2019 July 29 Council directed Administration, as part of ongoing review of the low-density land use districts and existing work on the Developed Areas Guidebook, to bring forward land use amendments that facilitate mid-block rowhouse implementation, with particular consideration to: Allowing courtyard-style development with rules that require building separation distances that allow for reasonable sunlight penetration, sufficient private amenity/gathering space, and that minimize side yard massing challenges. Any additional rules required to enable successful internal private amenity/gathering space, including minimum dimensions and green landscaping requirements; and Height limits, chamfers, setbacks, and/or step backs that reduce side/rear massing impacts and support appropriate transitions to adjacent parcels of varying intensities or scales of development, returning to Council through the Standing Policy Committee on Planning and Urban Development no later than Q4 2020.</p>